

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
December 12, 2012

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Ernest Gingrich  
Roy Newsome  
Douglas Grove  
Robin Lindsey  
Richard Beverly

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Jason Hinz, Township Engineer, HRG Inc.  
Tim Smith, Dauphin County Planning Commission

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Gingrich led the recitation of the Pledge.

**APPROVAL OF MINUTES**

Mr. Grove made a motion to approve the minutes from the September 12, 2012 Planning Commission meeting. Mr. Newsome seconded the motion, and the minutes were approved.

**NEW BUSINESS**

**Preliminary/Final Land Development Plan #12-23**  
**Memorial Eye Institute, Building Additions**

Ms. Moran stated this plan proposes building additions to the existing Memorial Eye Institute located at 4100 Linglestown Road. The property consists of 5.19 acres, is zoned BC, Business Campus District and is served by public sewer and public water. Currently there is a 15,209 square foot medical office building on the site. Two additions are proposed, totaling 5,125 square feet.

The applicant has requested the following waivers: waiver of the requirement to submit a preliminary plan; waiver of the requirement to construct sidewalk along Linglestown Road and Dover Road; waiver of the requirement to construct curb along Dover Road; waiver of the requirement to provide a wetlands delineation report; and waiver of the requirement to provide stormwater volume controls for additional water runoff associated with the proposed impervious coverage.

Mr. Jim Snyder, Snyder Secary & Associates, and Dr. Bennett Chotiner, were present on behalf of the plan.

Mr. Lighty questioned the number of comments for this plan. Ms. Moran stated that about 75% of the comments have already been addressed.

Mr. Snyder stated that the additions are just to support the existing operations. He also stated he has reviewed the comments provided, and can comply with them, as most of those are just technical in nature.

Mr. Snyder requested to discuss the requirement for sidewalks along Linglestown Road and Dover Road. There is over 600 feet of roadway frontage, and it seems disproportionate to the size of the project itself. Mr. Lighty asked where the nearest sidewalks are located. Mr. Snyder showed on the projection that there are no sidewalks in the area. Mr. Chotiner explained that there are no sidewalks at the dentist, the country club or the condos; the only sidewalks are at the corner with the traffic signal.

Mr. Chotiner explained that the project is not going to add to the patient volume or number of employees. Eye care and eye surgery practices are acquiring new instruments and tools. There will be a laser suite and the operating room will be expanded. The building is small, so in order to stay cost effective, the additions are only to aid in the existing functions. The cost of installing sidewalks however, is huge. They were agreeable installing sidewalks if neighboring properties installed them in the future.

Ms. Lindsey asked when the dentist sidewalks were installed. Mr. Lighty noted that Staff does not support a waiver of the installation of sidewalks and asked if it is based on the corner sidewalks. Ms. Moran stated the Township has a very strong desire to install sidewalks, especially along major corridors, which both of these roads are. If sidewalks are not installed, we will have missed our chance, and they will most likely never get installed in this location. She also noted however, that she is sympathetic to the applicant's situation. Mr. Hinz explained that there are sidewalks along the south side of Linglestown Road near the UPS store. There are proposed developments that may increase the probability of pedestrian traffic. Mr. Snyder suggested a deferral of the requirement, rather than a waiver. Mr. Chotiner agreed that he would be willing to install sidewalks if there would be development in the future. Right now there is no pedestrian traffic or bicycle traffic.

Mr. Newsome asked about the property to the rear of the facility. Dr. Chotiner stated he owns 4.5 acres there and has no plans to do anything with that land. He added that it is zoned BC, the same as the Memorial Eye site. Mr. Newsome explained that there may be no plans for the property currently, but there are plans for residential development behind that property. He stated he is more interested in seeing sidewalk in that area than along the highway.

Mr. Lighty explained that even if there are no plans right now, the Township must also look to the future, so in 20-30 years there will probably be a great need for safe pedestrian walkways. If sidewalks are not installed, or at least planned for, they will most likely not get built.

Dr. Chotiner stated he would be happy with a deferral, and would appreciate the consideration of the Commission.

Ms. Lindsey stated that the property beside this one was just required to install sidewalks. Ms. Moran will check on that property.

Mr. Tim Smith, Dauphin County Planning Commission, stated the County does recommend that sidewalks be required to be installed.

There were no comments offered from the audience.

Mr. Newsome made a motion to recommend approval of the plan, and action on the waiver requests as follows: 1-approve, 3-approve, 5-approve, 6-approve if they can demonstrate that the existing measures can control the additional capacity, 4-deny-the additional trees are to be shown on the plan, 2-approve the waiver of the requirement to construct sidewalks along Linglestown road with the proviso that they are committed to installation of sidewalks as other sidewalks are constructed in the area, and deny the waiver request for sidewalk along Dover Road. The motion to recommend approval is subject to compliance with the comments generated by Staff, County and Engineer. Mr. Grove seconded the motion, and a unanimous vote followed.

**Preliminary/Final Land Development Plan #12-25**  
**Pinnacle Health Hospitals, Community General Osteopathic Hospital**  
**(CGOH)**  
**Parking Expansion**

Ms. Moran stated that this project is for the demolition of 4,175 square feet of existing building and the construction of additional parking. No building expansion is proposed with this project. The new parking will be constructed in place of the existing hospital building, and will encompass 2.29 acres of area. The project is located at 4300 Londonderry Road at the intersection of Avila Road and Londonderry Road. The parking is intended for additional visitor, employee and outpatient parking. The property is zoned IN, Institutional District, and is served by public water and public sewer.

The following waivers were requested by the applicant: waiver of the requirement to provide a preliminary plan; waiver of the requirement to provide a wetlands delineation report, waiver of the requirement to provide perimeter landscaped areas a minimum of five feet in width; waiver of the requirement to provide one tree per 100 square feet of landscape bed.

Ms. Moran introduced Christine Hunter of H. Edward Black & Associates, and Paul Tiburon, Vice President of Facilities for Pinnacle Health Hospitals.

Ms. Hunter stated this project is part of the project that was before the Planning Commission a few months ago, but is handled separately because of the phasing schedule. The "cottages" which are part of the original hospital grounds are being demolished and made into a parking area. This will provide parking closer to the building, which is one of the ongoing goals of Pinnacle Health.

Mr. Newsome asked if the main entrance will be relocated. Ms. Hunter stated that this will be an additional entrance.

Mr. Newsome asked about the parking shown along Arlington Avenue. Ms. Hunter stated that does not exist, but is "ghosted in" with the Cancer Center project. That parking area is not intended to be built at this time. It is also not counted in the parking count.

Ms. Lindsey asked if the new entrance would make it easier to get to the patient rooms on the first floor. Mr. Tiburon answered yes, there is also a rehab elevator that will accommodate visitors.

Mr. Newsome explained he has used the shuttle service, and suggested installing call buttons at the stops. Mr. Tiburon stated that there are emergency blue call buttons. Mr. Newsome noted that he waited a long time for a shuttle and if there was a way to call for it, the wait time would be reduced.

Mr. Lighty asked about the overall plans for the hospital, and what plans are coming next.

Mr. Tiburon stated that there is a hospital being built on the West Shore which will include a cancer center. The variance recently granted for the CGOH Cancer Center expansion will not be needed immediately because of the work on the West Shore. The addition to the CGOH Cancer Center will most likely take place in the next year or so, but not immediately. The goal driving most of the expansions and renovations is private patient rooms.

Mr. Lighty asked how CGOH and the new hospital compare. Mr. Tiburon stated that they are almost identical. The same services will be offered. CGOH sees 37,000 patients a year, and the new one will be comparable. It will have a large cardiac program. It will not have psychiatric centers, or women/babies centers, and it will not be a trauma center. These will both be small acute care hospitals. Harrisburg Campus will always be the main hospital, which does have the women/baby center, post-acute care and other services. The west shore hospital fills the goal of an acute care hospital within 30 minutes of the main hospital, and there had been a gap in coverage in that area.

Mr. Tiburon discussed some ideas that were considered and some that were implemented to get emergency vehicles to the hospital more efficiently.

Mr. Gingrich made a motion to recommend approval of the plans and approval of the waiver requests, subject to satisfaction of the review comments. Mr. Newsome seconded the motion, and a unanimous vote followed.

### **PUBLIC COMMENT**

Mr. Lighty asked for comments from the audience on anything not on the agenda. There were none offered.

**COMMISSIONER COMMENT**

Mr. Lighty asked for comments from the Planning Commission members. There were none offered.

**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for January 9, 2013 at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 8:10 pm with a unanimous vote.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "MHiner", is written above the typed name.

Michelle Hiner  
Recording Secretary